LOT W 126 FT OF 3 & W 127 FT
OF S 9.3 FT OF 2
IN OR 2057/449

HEFFERON RICHARD/HEFFERON PAIGE
801 CASHEN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0170-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

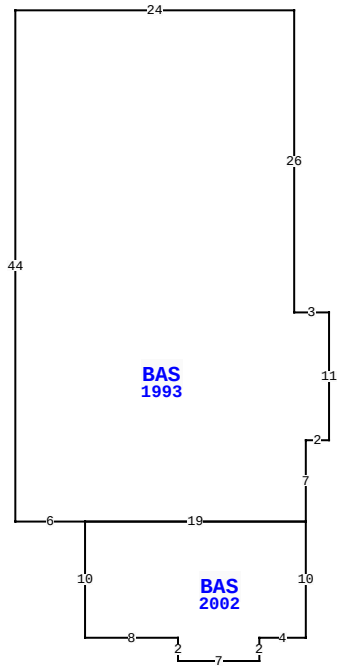
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100	1,096	92,942
BAS	204	100	204	17,299
TOTALS	1,300		1,300	110,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	103.5000	98.32	127,816	1935	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1300 HX Base Yr 2017



801 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,403
TOTAL MARKET OB/XF VALUE		4,077
TOTAL LAND VALUE - MARKET		161,280
TOTAL MARKET VALUE		278,760
SOH/AGL Deduction		141,343
ASSESSED VALUE		137,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,417
TOTAL JUST VALUE		278,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9430958	CHNGE SRVC	100	05/01/1995
M951050	H/AC	0	03/01/1995
00191	REMODEL	400	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/0449	7/05/2016	WD	Q	I	02	140,000
GRANTOR: BUFFKIN JANE VINCENT						
GRANTEE: HEFFERON RICHARD &						
1048/0110	4/04/2002	WD	Q	I		126,428
GRANTOR: ADAMS JOHNNY CARROLL						
GRANTEE: BUFFKIN JANE VINCEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S44 E6 BAS=[YR=2002] S10 E8 S2 E7 N2 E4 N10 W19$ E19 N7 E2 N11 W3 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0751	UOP	0	100	21	7	147.00	SF	10.00	10.00	100	1985	1985	3	20	294	
2	1242	WD DECK A	0	100	11	24	264.00	SF	10.00	10.00	100	1994	1994	3	20	528	
3	0810	CONCRETE A	0	100	8	9	72.00	SF	5.20	5.20	100	1997	1997	3	73	273	
4	0820	WOOD WALK	0	100	0	0	396.00	SF	11.75	11.75	100	1997	1997	3	40	1,861	
5	1076	TRELLIS A	0	100	28	8	224.00	SF	7.50	7.50	100	2001	2001	3	27	454	
6	0751	UOP	0	100	46	5	230.00	SF	10.00	10.00	100	2001	2001	3	29	667	

LAND DESCRIPTION

TOTAL OB/XF 4,077

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	80.00	125.00	126.00	FF		1.00	1.00	0.80	1,600.00	1,280.00	161,280							

REVIEW DATE 01/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 161,280 Market: 0 Agricultural: 0 Common: 161,280 PRINTED 08/06/2024 BY SYS

LOT W 126 FT OF 3 & W 127 FT
OF S 9.3 FT OF 2
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FERNANDINA BEACH, FL 32034

2024

00-00-30-0170-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

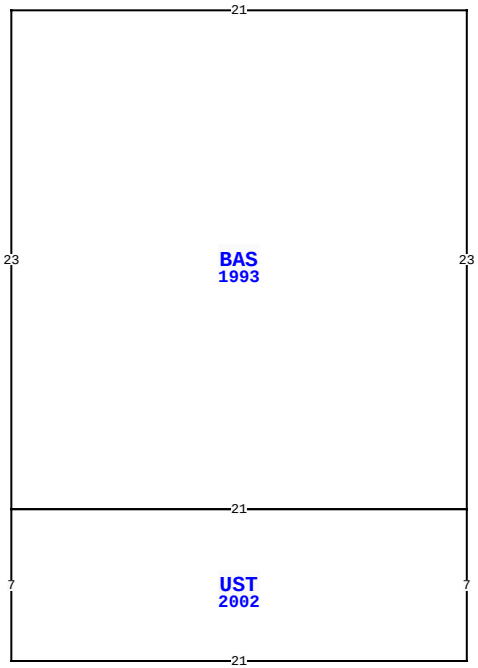
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100	483	2,782
UST	147	45	66	380
TOTALS	630		549	3,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	549	48.0000	11.52	6,324	1935	1970	0	0	0	50.00	50.00

2 BARNS – 100% - 2017 Heated Area: 483 HX Base Yr 2017



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PREVIOUS YEAR MKT VALUE		233,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BUFFKIN JANE VINCENT						
GRANTEE: HEFFERON RICHARD &						
1048/0110	4/04/2002	WD	Q	I		126,428
GRANTOR: ADAMS JOHNNY CARROLL						
GRANTEE: BUFFKIN JANE VINCEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S23 UST=[YR=2002] S7 E21 N7 W21$ E21 N23$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/15/2023 BY KBA Total Acres: 0.00 Total Land Value: 161,280 Market: 0 Agricultural: 0 Common: 161,280 PRINTED 08/06/2024 BY SYS